

LAND DEVELOPMENT ORDINANCE
PUBLIC HEARING DRAFT

CONSOLIDATED LIST OF CHANGES
TO THE 10/20/09 PUBLIC HEARING DRAFT

4/26/2010

ARTICLE 2

1. 30-2-4.1(B) Damage or Destruction

A nonconforming structure (except as provided for in Section 30-2-5.5) that has been damaged by accidental causes beyond the control of the owner may be reconstructed....

2. 30-2-4.2 Loss of Nonconforming Status

(C) Where there is a standard for maximum units per building of townhouse developments, this standard shall only be applicable to developments approved after the effective date of this ordinance. All existing townhome developments at the time of this ordinance adoption shall be deemed conforming in regard to this standard.

3. 30-2-5.3 Continuation of Nonconforming Signs

A nonconforming sign may remain in place and be maintained indefinitely (except as provided for in Section 30-2-5.5) as a legal nonconforming sign subject to compliance with....

4. 30-2-5.4(B) Damage or Destruction

A nonconforming sign that has been damaged by any cause shall lose nonconforming status and must be removed or brought into compliance if the damage to the structure exceeds 50% of its original value or replacement value, whichever is less, except as provided for in Section 30-2-5.5 ~~Outdoor advertising signs that are damaged by more than 50% of their original value or replacement value, whichever is less may be replaced with signs that comply with the regulations of Sec. 30-2-5.5.~~

5. 30-2-5.5(B) Replacement and Relocation Generally

Outdoor advertising signs outside the CB overlay district ~~that would otherwise be required to be removed or replaced with conforming signs~~ may be replaced with signs that comply with the following standards.

6. 30-2-5.5(C) Replacement and Relocation in CB Overlay District

Nonconforming outdoor advertising signs within the boundaries of the CB overlay district that are attached to, ~~or~~ within 2 feet of a building or other improvements being demolished, or are freestanding as part of redevelopment of the site may be relocated subject to the following requirements:

7. 30-2-5.5(C)(2) Size and Design

The outdoor advertising sign may not be increased in size nor height above the ground, must contain the same ~~type of~~ (or less) illumination as the original outdoor...

ARTICLE 3

1. 30-3-1.2(F) Temporary Disqualification for Conflict of Interest

A member of a board, ~~or~~ commission, or City Council charged with making quasi-judicial decisions may not participate in any vote...

2. 30-3-7.5(A) Voting

A. Required Vote for Approval

1. An affirmative vote of 4 members is required:

To reverse or modify any order, requirement, decision, determination, or interpretation of an administrative officer charged with enforcing this ordinance;

2. An affirmative 4/5 majority vote is required:

~~2)~~ a) to decide in favor of the applicant any matter upon which the Board of Adjustment is required to pass under this ordinance;

~~3)~~ b) to grant a variance from the provisions of this ordinance;

~~4)~~ c) to grant special exceptions as may be assigned by this ordinance.

ARTICLE 4

1. 30-4-1.2(C)(1) Summary Report

Prior to the public hearing, the applicant must submit a summary report to the Planning Director at least ~~24 hours~~ 2 working days before the day of the scheduled public hearing. The summary report must describe:

a) efforts to notify neighborhoods about the proposal (how and when notification occurred, and who was notified);

b) how information about the proposal was shared with neighborhoods (mailings, workshops or meetings, open houses, flyers, door-to-door handouts, etc.);

c) who was involved in the discussions;

d) suggestions and concerns raised by the neighborhoods; and

e) what specific changes to the development proposal were considered and or made as a result of the communications with the neighborhoods.

2. 30-4-1.4(A)(1) City Council Hearings

In Table 4-1: Insert a new bottom row reading Development Agreements, with a check in the "Published" column.

3. 30-4-1.4(B)(2)(a) Mailed Notice

Notice must be mailed to the owners of the subject property and to owners of all properties adjacent to the property that is the subject of the application. Required notices must be mailed to the address indicated in the county's tax records. In the case

of a split-zoned parcel request, the entire parcel shall be counted in calculating the mailed notice location.

4. 30-4-1.4(B)(2) Mailed Notice

(f) When a rezoning application not initiated by the City is submitted by someone other than the owner of the property or an authorized party or agent, special notification requirements to the owner shall be made in conformance with NCGS 160-384.

5. 30-4-5.8(F) Procedure

(4) A protest petition may only be accepted by the City Clerk once the related zoning map amendment request has been placed on a City Council agenda. If a protest petition is filed before the Zoning Commission public hearing, the petition will not be accepted and will be returned to the petitioner.

(5) If multiple protest petitions are received on the same zoning map amendment, they will be considered as one petition, for purposes of meeting validity requirements.

6. 30-4-10.5(A)(1) Required Findings

That the proposed use will not be detrimental to the health, or safety, ~~or general welfare~~ of persons residing or working...

7. 30-4-10.5(C) Review Factors

~~12) Other Factors~~

~~Any other review factors which the decision-making body considers to be appropriate to the property in question.~~

8. 30-4-11 Modifications

In the bottom box of the Type 1 Modification diagram insert one word:

Final Action by Appropriate Department Director

9. 30-4-11.6(B) Conditions

The decision-making body ~~may impose reasonable and appropriate conditions and safeguards to assure~~ in approving a modification will assure that the use of the property will be compatible with surrounding properties and will not alter...

10. 30-4-15.6(C)(4)(b) Quality Control Certification

An engineer's certification of quantity control ~~completion~~ is required before final approval by the ~~Planning Director~~ Director of Water Resources. The engineer's certification of ~~completion~~ control must be in the following form:

11. 30-4-15.6(C)(4)(b)

(5) Stormwater Control Completion Certificate

The engineer's certification, required according to Section 30-12-3.7(B) of the Land Development Ordinance upon completion of permanent stormwater control structures, shall be of the following form:

ENGINEER'S CERTIFICATION OF
STORMWATER CONTROL COMPLETION

I certify that, pursuant to generally accepted engineering standards in the community, it is my professional opinion that the stormwater control(s) labeled as _____ on this plat (or on name of plat) as recorded in PB _____, PG _____ in the Office of the Guilford County Register of Deeds has been completed in conformance with the plans and specifications approved on (approval date), has its full design volume available, and is functioning as designed.

P.E. SEAL: _____

SIGNATURE _____

DATE _____

12. 30-4-20.1 (A)(1) Cash, Irrevocable Letter of Credit, or Equivalent Security

The developer must deposit cash, an irrevocable letter of credit, or other instrument readily convertible into cash at face value either with the city or in escrow with a financial institution. ~~The use of any instrument other than cash requires express approval by the city.~~ The amount of deposit must be adequate to cover at least...

13. 30-4-27.3 Deadline for Submission of Application

An appeal of a zoning administrative decision must be filed with the Planning Director within 15 days of ~~receipt of the decision unless a different time period is provided in this ordinance.~~ the date the appealing party receives actual or constructive notice of the decision from which the appeal is taken. With respect to an appeal of a zoning administrative decision approving a development application, constructive notice shall include, but shall not be limited to, any visible signs of the initiation of construction work on a site.

ARTICLE 5

1. 30-5-5.4(A)(2) General

Any person who violates any provision of this ordinance will be subject to assessment of a civil penalty in the amount of \$50.00 for the first violation, \$100.00 for the second violation, \$200.00 for the third violation, and \$500.00 for the fourth and each succeeding violation. These amounts may be modified in accordance with Sec-5-5.9.

2. 30-5-4.3 (G)(1) Criminal Penalties

Any violation of this ordinance may be enforced as a misdemeanor ~~or infraction~~ as provided for by Sections 14-4, subject to a maximum fine of \$500, and 113A-64 of the North Carolina General Statutes subject to a maximum fine of \$5,000.

3. 30-5-5.5(B)(1) Violations Involving Tree Removal or Damage

The Planning Director is authorized to issue a Civil Penalty for all violations that have resulted in the removal or damage to trees or encroachment into the tree conservation area. The Civil Penalty must be administered in accordance with the provisions of Sec. 30-5-5, except that issuance of a Notice of Violation prior to issuing the Civil Penalty shall not be required, and except as noted below.

4. 30-5-5.9 Factors to Consider in Assessing Penalties

The Planning Director shall formulate and publish written guidelines for zoning enforcement officers to use in assessing civil penalties, referencing Section 30-5-5.4(A)2) and utilizing the following criteria that shall include, but not be limited to:

1. The violator's knowledge of legal requirements;
2. Whether the violator has been guilty of past violations;
3. The possible profit to the violator in continuing the violation;
4. The impact of the violation on the community;
5. The degree of noncompliance; and
6. The cost and time required to remedy the violation.

ARTICLE 6

1. Insert the Agricultural (AG) District and standards from the existing UDO into the new ordinance including applicable cross-references to other sections of the ordinance, additions of uses to the permitted use table, and applicable dimensional and development standards.

2. 30-6-2.2 RM, Residential Multi-family Districts

(D) RM-18, Residential Multi-family 18 District

The RM-18, Residential Multi-family district is primarily intended to accommodate multi-family and similar residential uses at a density of 18.0 units per acre or less.

ARTICLE 7

1. Remove all Twin Homes references and standards in Single Family residential districts and applicable cross-references in other sections of the ordinance.

2. 30-7-1.5(A) Street Setbacks

....The future street right-of-way line will be determined by the ~~Transportation Director~~ Street Design Standards Manual, using the street centerline or other appropriate reference point which satisfies the intent of the street design standards and its roadway classification.

3. 30-7-3.3(1), Conventional Development Dimensional Standards, RM-5

In the table for the now showing "Max. dwelling units per building", under column "Townhouse": "~~4~~" to a "6".

3. 30-7-3.3(1), Conventional Development Dimensional Standards, RM-5

In the table for the now showing "Max. dwelling units per building" ; in footnotes:

Add, “[11] This standard is eligible for a Type 2 modification”.

4. 30-7-3.3(B)(1), Conventional Development Dimensional Standards, RM-8

In the table for the now showing “Max. dwelling units per building” ; in footnotes:

Add, “[11] This standard is eligible for a Type 2 modification”.

5. 30-7-3.5(G)(1) Context Area

The context area for measurement of standards in this section is based on any principal buildings located on lots within 150 feet of the property lines of the proposed site on the same side of the street. Where a street crosses within this 150-foot distance, the street is considered the furthest extent of the context area (no measurements are required on neighboring blocks).

6. 30-7-3.5(G)(2) Building Height

~~Contextual building height is established by measuring the height of the 2 buildings on either side (up to 4 total; 2 each side) of the subject lot. Projects located in any R-district and the RM-5 or RM-8 districts may not exceed the contextual building height by more than 14 feet.~~

7. 30-7-5.1 General Dimensional Standards

In all Commercial, Public and Institutional Districts (Table 7-12), the lot width shall be reduced and return to the current UDO standard (so that the C-N District is 60 feet, the C-L District is 80 feet, the CM District is 75 feet, the CH District is 100 feet, the O District is 60 feet and the PI District is 150 feet) and change the LDO footnote in Table 7-12 to the following:

~~[2] Narrower~~ All lots ~~may~~ must be approved if in compliance with the City’s Driveway Manual. ~~other provisions of this ordinance, and/or using joint and shared access.~~

ARTICLE 8

1. 30-8-10.2(B)(5) Electronic Message Boards Signs

ARTICLE 9

1. 30-9-2.2(A)

“...contains ~~3~~ 2 or more nonresidential establishments organized and managed to function as a unified whole; and...”

2. 30-9-7.2(B)(4) Residential Uses

the unit must be accessible over streets and bridges, on-site, possessing a capacity, dimension and ability to maneuver (turnaround) city vehicles performing the services described in this section, as certified by a professional engineer; and

3. 30-9-9.2 Applicability

When a plan is submitted that directly abuts a designated transit stop (either active or committed), ~~facilities~~ a concrete pad and all necessary easements must be provided by

the developer, as requested by a public transit authority, in accordance with the following:

4. 30-9-9.2 Applicability

(D) This requirement applies only to transit stops designated on the official GDOT transit stop map at the time the completed plot plan, site plan or preliminary plat is initially submitted.

ARTICLE 10

1. 30-10-2 Single-family and Two-family Landscaping Requirements

Remove this entire standard and applicable cross-references in other sections in Article 10 of the ordinance.

2. 30-10-2.2 Required ~~Canopy~~ Street Trees

3. 30-10-2.3 ~~Canopy~~ Street Tree Location

Canopy trees must be located on the lot between the ~~front building line~~ minimum front building setback line and the street or within the public right-of-way. The Director of Engineering and Inspections...

4. 30-10-2.3(B) Canopy Tree Location

The canopy tree is a single-stem shade tree from the recommended plant list and is located at least ~~15~~ 20 feet, measured horizontally, from existing or proposed overhead utilities as measured from the utility pole. (See Tree Preservation and Landscaping Manual)

5. 30-10-3.5(B) Street Planting Yard and Buffer Planting Yard Flexibility

Understory trees ~~may~~ shall be substituted for canopy trees at the rate of 2 understory trees for every canopy tree when planted within ~~15~~ 20 feet of an overhead utility line as measured from the utility pole. (See Tree Preservation and Landscaping Manual)

6. 30-10-4.3(B) Vehicular Use Area Screening

The perimeter of all vehicular use areas containing 10 or more parking spaces or 400 square feet or more paved area must be screened from all abutting rights-of-way. Such screening must consist of one or a combination of the following 2 options:

- 1) A minimum 5-foot wide planting yard and enough evergreen shrubs to form a continuous visual screen at least ~~3~~ 2.5 feet in height and a maximum of ~~4½~~ 3.5 feet in height; or
- 2) A minimum 5-foot wide planting yard with a combination of vegetation and open decorative fencing at least ~~3~~ 2.5 feet in height and a maximum of ~~4½~~ 3.5 feet in height.

7. 30-10-5.11(D) Planting in Easements

Required trees and shrubs may be planted in electric utility easements below overhead lines and in drainage maintenance and utility easements by approval of the Technical Review Committee. Trees to be placed below overhead utility lines may not exceed a mature height of 20 feet. (See Tree Preservation and Landscaping Manual)

ARTICLE 11

1. 30-11-13.12 On-street Spaces

The Planning Director may authorize on-street parking spaces to be counted toward ~~satisfying~~ the minimum number of parking ratios spaces established in this article. Only spaces located between the subject lot's property lines, as projected on both sides of the street, may be counted.

ARTICLE 12

1. 30-12-3.6(A) Plan Required

2) For all other new development in a GWA or Other Watershed Districts, a watershed development plan in accordance with the performance standards 7 specified in Sec. 30-12-3 and with other requirements of Sec. 30-12-3 and Sec. 30-12-5 shall be submitted to the ~~Planning Director of~~ Water Resources.

3) For all other new development in a WCA, a watershed development plan in accordance with the requirements of Sec. 30-12-5 and Sec. 30-12-4 shall be submitted to the ~~Planning Director of~~ Water Resources.

4) Plans shall include all applicable information listed in the application as published and amended by the ~~Planning~~ Water Resources Department.

2. 30-12-3.6(C) Approved Plan a Prerequisite

The ~~Planning Director of~~ Water Resources is not authorized to issue any permits, except as provided 19 in Sec. 30-4-26.1(F)1) and grading...

3. 30-12-3.7(B)(2) Construction of Watershed Protection Improvements

The construction of all improvements designed for watershed protection and shown on other approved watershed development plans shall be substantially completed, have full design volume available, and be functioning properly prior to any pond plat recordation or issuance of any building certificate of occupancy. Alternatively, the Director of Water Resources may issue a temporary certificate of compliance if the structure has not been completed when assurance of its completion within one year is provided in accordance with Section 30-3-9 (Sureties or Improvement Guarantees).

3. 30-12-3.7(B)(3) Construction of Watershed Protection Improvements

Final approval of installed engineered stormwater controls shall be required at finalization of the grading permit or at issuance of the final building certificate of occupancy, whichever comes later. If neither a building permit nor a grading permit is required for a site, then any such engineered stormwater control shall be substantially completed and have full design volume available prior to installation of any built-upon

area on the site. An Engineer's Certification of Stormwater Control Completion (Sec. 30-4-15.6(5)) shall be required prior to final approval by the Director of Water Resources.

4. 30-12-3.7(C)(1) Recordation of Permanent Improvements

All permanent engineered stormwater controls, ~~and~~ associated access/maintenance easement(s) (specific or general, at the owner's option), and engineer's certification of stormwater control completion shall be recorded on a Pond Plat.

5. 30-12-3.8(C)(4) Additional Requirements in Lower Randleman Lake Watershed

~~When the low density option is used in the GWA or WCA of this watershed,~~
Stormwater runoff shall be transported primarily by vegetated conveyances. This shall...

6. 30-12-3.9(B) Vegetative Conveyances

~~When the low density option is used in the GWA or WCA of this watershed,~~
Stormwater runoff shall be transported primarily by vegetated conveyances...

7. 30-12-3.9(D) Explanation of Randleman Zones and Other Watershed Districts

Perennial and Intermittent Stream buffers in the Upper and Lower Randleman Lake watersheds and in other (non-Randleman) water supply watersheds may be composed of two or three of the following zones, depending upon whether the low density option or the high density option is used. ~~Stream buffers required in other (non-Randleman) water supply watersheds are not broken into zones.~~

(1) ~~Randleman~~-Zone 1 is the portion of a riparian protection area, required in all Water Supply the Upper and Lower Randleman Lake Watersheds and in Other Watershed Districts, located closest to the stream. It is intended to be an undisturbed area of vegetation.

(2) ~~Randleman~~-Zone 2, the remainder of a riparian protection area, is intended to provide protection through a vegetated riparian zone which provides for diffusion and infiltration of runoff and filtering of pollutants.

(3) ~~Randleman~~-Zone 3 is not part of a riparian protection area and therefore is subject to less extensive requirements than ~~are Randleman~~ Zones 1 and 2. ~~Randleman~~-Zone 3 covers the outermost fifty (50) feet of one hundred (100) foot perennial stream buffers under the high density option in the Upper and Lower Randleman Lake watersheds and in other water supply watersheds. No new built upon area is to be placed in this zone.

8. 30-12-3.9 (E) Other Stream Buffers

Change in two places in illustration for "Other Stream Buffers", following Table 12-4:

~~35' 20'~~ - No occupied structures

~~15' 30'~~ - No Disturbance

9. 30-12-3.11(C) Measurement in High Density Option

Change in heading for Table 12-5:

Density Limits in ~~Water Supply Watersheds~~ Upper and Lower Randleman Lake Watersheds

10. 30-12-4.2(B)(4)

Change text in top row of Table 12-7:

~~Land Disturbance Limit~~ Undisturbed Limits

11. 30-12-4.2(C)(1)(c) Slopes Greater than 15% and Wetlands

vii) the removal of hazardous trees (as determined by the ~~Enforcement Office~~ Director of Water Resources on a case-by-case basis) is permitted, provided that the stump remains and each tree removed is replaced with a newly planted tree at a 1:1 ratio.

12. 30-12-7.2(B)(5)(b)(ii) Commercial and Residential

~~The DMUE shall be dedicated over and 15 feet around the stormwater device's embankments. DMUE shall be dedicated over and 15 feet around the stormwater device to ensure adequate access for maintenance purposes. Where 15 feet is impractical, infeasible or unnecessary, the Director of Water Resources may approve an alternate means of maintenance access.~~

ARTICLE 13

1. 30-13-2.1(C) Traffic Movement and Pedestrian Circulation Principles

provide ~~safe and attractive~~ pedestrian routes to nearby pedestrian activity areas, as well as nearby shopping, public/civic, employment and recreation uses; and

2. 30-13-2.22 ~~Pedestrian Connections~~

~~(A) Pedestrian accessways must be provided to existing or planned specified pedestrian destinations if the addition of the accessway would reduce walking or bicycling distance by more than 50% over other available pedestrian connections and the reduced walking or bicycling distance is greater than 400 feet.~~

~~(B) The following standards apply to required pedestrian accessways:~~

- ~~1) The width of the pedestrian accessway must be sufficient to accommodate expected users and provide a safe environment.~~
- ~~2) Pedestrian accessways must take the most direct route practicable.~~
- ~~3) Wherever possible, pedestrian accessways must be designed so that the pedestrians can see the ending of the accessway from the entrance point.~~
- ~~4) Pedestrian accessways that connect or are intended to eventually connect through streets, must be designated as public access easements.~~
- ~~5) Pedestrian accessways that connect or are intended to eventually connect to a public school, park, street(s) library or similar public facility, must be designated as public access easements, maintained by the city.~~
- ~~6) Any arrangement of pedestrian accessways outside the provisions of (5) 26 above must be maintained by an owners' association.~~

3. 30-13-2.5(B) Required Ratio

1. The street network for any subdivision with internal street or access to any public street must achieve a connectivity ratio of not less than ~~1.40~~ 1.30.

3) When barriers to connections exist on or adjoining a site, connections shall not be required in the following situations, shall be taken into account in meeting the connectivity ratio:

a. adjacent existing development has not made any accommodation for such connections, including limited access highways and developed sites (not being considered for redevelopment or reconstruction).

b. adjoining sites permanently protected from development by easements or ownership.

c. crossing of floodways, steep slopes or other similar significant natural barriers would be made;

d. the existing street pattern in the area of the proposed development already provides for adequate vehicular connections at intervals no greater than one quarter mile apart; or

e. zoning conditions attached to the subject or adjoining properties or streets prohibit connections to those properties or streets, in keeping with other provisions of the ordinance as specified in Sec. 30-4-5.5(E)

Commentary: An appeal on a decision on this matter by the Technical Review Committee may be made to the Planning Board in accordance with Sec. 30-4-1.6.

4) In cases involving subdivisions containing lots less than 3 acres in size and less than 15 lots, the connectivity requirement shall not be required if barriers exist affecting the proposed development as stated above.

5) All other provisions of Sec. 30-13-2.4 pertaining to street system layout must also be met.

6) When a vehicular connection to an existing neighborhood is necessary, traffic calming techniques, indirect connections and other design methods to actively discourage and minimize the negative impacts of cut-through traffic shall be utilized. Connections to collector streets may require other standards.

4. 30-13-3.1 General

(A) The size, shape, and orientation of lots must be appropriate for the location of the proposed subdivision and for the type of development contemplated. All lots must comply with the standards of this section, except as expressly provided in this ordinance.

(B) The Technical Review Committee may grant a Type 2 Modification to the Subdivision Standards of this section in accordance with Sec. 30-4-11, unless otherwise provided.

5. 30-13-9.1(F) Common Elements in Subdivision Phases

Common elements that are required by this ordinance must be provided within each phase of the subdivision in an amount proportional to the size of the phase under review. Common elements can be counted cumulatively, ~~or in whole amounts relative to the entire subdivision~~ including all sections recorded to date.

ARTICLE 14

1. 30-14-7.3(C), Specific Standards – Table 14-2; in footnote:

[4]: The maximum sign area may be increased by 75 square feet if the sign is within 400 feet of the right-of-way of an Interstate Highway. For sites with buildings in excess of 200,000 square feet, the maximum size of a sign within 400 feet of the right-of-way of an Interstate Highway may be increased by both 75 square feet and an additional 25%.

2. 30-14-7.3(C), Specific Standards – Table 14-2; in footnote:

[3], Section (C) The sign allocation may be apportioned between the 2 signs, but in no case may the maximum area for either sign exceed 200 square feet, unless the provisions of footnote [4] below are applicable.

3. 30-14-8 Electronic Message Boards Signs

4. 30-14-8.1 Area, Hold Time, Hours and White Area

Standards governing maximum area, minimum message hold time, hours of operation and the maximum percentage of a sign face that may be comprised of white or very bright colors vary by zoning district, as shown in Table 14-4, below. Separate standards may apply to sites with major buildings (see Footnote 7 below) and major auditoriums, stadiums and coliseums, see in Sec. 30-8-10.2.

5. 30-14-8.1 Area, Hold Time, Hours, and White Area

Change text in Table 14-4 Standards for Electronic Message Boards Signs:

In first line of table: CB, ~~GB, HB C-M, SC, C-H~~ (EMB 75% max)

In second row of table: ~~(EMB 50%)~~

In last line of table: ~~C-H, C-M~~

6. 30-14-8.1, Area, Hold Time, and White Area

In Table 14-4 for “Standards for Electronic Message Boards” Add a footnote “[7]” to Table 14-4, in the top row with the headings, following “Off Hours [3]” and following “Max. White/Bright [4]”

7. 30-14-8.1, Area, Hold Time, and White Area

In Table 14-4 for “Standards for Electronic Message Boards”; Add a footnote:

[7] For sites with buildings in excess of 200,000 square feet in size and located within 400’ of the right-of-way of an interstate highway, there shall be no off-hour requirement and the maximum white/bright standard shall be 33%.

8. 30-14-9.2 Districts Allowed

Outdoor advertising signs are allowed in ~~C-H~~ C-M, LI, and HI districts.

9. 30-14-9.7 Overlay Districts

New outdoor advertising signs are prohibited in the Central Business District and Visual Corridor Overlay districts, in accordance with Sec. 30-7-8.4, ~~and~~ Sec. 30-7-8.11, Sec. 30-7-8.5, Downtown Design Overlay.

10. 30-14-13.1 General

The provisions of this section describe a variety of circumstances in which signs are required to be removed. For purposes of these provisions, sign removal means removing the entire sign and any or all supporting structures or elements, as specified below in Sec. 30-14-13.4(B).

ARTICLE 15

1. 30-15-7 Terms Beginning with “F”

Family Care Home

Pursuant to NCGS 168-21, a ~~home~~ facility of a private, charitable, non-profit, or commercial home care provider and used as a residence for 9 or fewer individuals with support and supervisory personnel that provides room and board, personal care, and habilitation services in a family environment for resident persons ~~with a temporary or permanent physical, emotional, or mental disability including, but not limited to, mental retardation, cerebral palsy, epilepsy, autism, hearing and sight impairments, emotional disturbances, and orthopedic impairments, but not including mentally ill persons who are dangerous to others as defined in NCGS 122C-3(11)b.~~ who receive such services and care.

2. 30-15-10 Terms Beginning with “I”

Integrated Mixed Use Development (IMUD)

A development containing ~~3~~ 2 or more stores, service establishments, offices, or other permitted uses planned, organized, and managed to function as a unified whole and featuring all of the following: 1) common driveways, 2) common parking, 3) common signs plan, and 4) common landscaping plan. Examples are shopping centers and office parks having the characteristics listed above. Such integrated developments may include outparcels for lease or for sale. Any such integrated development may be organized as a condominium or in a manner analogous to that of a townhouse development (with ownership parcels beneath the building units and with parking and driveways being in common elements owned and maintained by an owners’ association).

INDIVIDUAL TEXT AMENDMENTS IN PROCESS

- 1.** Notification of Minor Modifications to Zoning Conditions Heard by the Planning Board
- 2.** Family Care Homes and Group Care Facilities Spacing and Grandfathering
- 3.** Change to the Definition of Family